

Key: 6458

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.613

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
BRALEY DANIEL C & CAROLINE M BRALEY PO BOX 878 MONUMENT BEACH, MA 02553-0878		30.4-135-0		12 ELM AVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BRALEY DANIEL C & BIRD CHARLES		03/29/1995 02/06/1995	S L	130,000 123,000	9606-95 N/A-N/A

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1090	100	MULTIPLE DWELLING			1	1 of 2		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
03337	06/02/2003	2	ADDITIONS	25,000	06/17/2004	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,000 9	1.00	100	1.00	100	1.00					227,200

TOTAL	28,009 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	227,200	201,100			
Infl1	AVG		BUILDING	332,500	294,200			
N_Index	AVG		DETACHED	1,400	1,300			
			OTHER	46,100	40,800			
			TOTAL	607,200	537,400			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 8X14		112	16.42	1,400



BUILDING	CD	ADJ	DESC	MEASURE	8/7/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/7/2008	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/18/2008	KEO
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1900	SIZE ADJ	1.010
NET AREA	1,954	DETAIL ADJ	1.000
\$NLA(RCN)	\$213	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	10	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,100		41.32	45,455
+	BAS	L	BASE AREA	1,100	1900	217.54	239,294
+	USF	L	UPPER STORY FIN	854	2003	121.99	104,180
+	OPA	N	OPEN PORCH	108		77.75	8,397
H	WDK	N	WOOD DECK	32		71.82	2,298
I	PTA	N	PATIO	254		15.41	3,914
	FIX	O	XTRA FIXTURES	5		2,413.30	12,067

TOTAL RCN	415.605	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$332,500	



